
Resolution 20-120, CD1 Testimony

MISC. COM. 489

August 19, 2020

**The Honorable Ikaika Anderson, Chair
And Council Members
Honolulu City Council
530S. King St., 3rd Floor
Honolulu, HI 96813**

Dear Chair Anderson and Council Members:

RE: Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development Plan

My name is Wendell Pang, and I strongly support Resolution 20-120 CD-1 Amending the Downtown Neighborhood Transit-Oriented Development.

The resolution allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet and a density of 4.5. Our company owns the Liliha Square Shopping Center, which is part of the mixed use Liliha Square condominium complex located on at the mauka-Diamond Head corner of Liliha Street and Vineyard Boulevard, and being TMK: 1-7-023:008, which was constructed in the early 1970's as a mixed-use development combining residential and commercial uses, a schema very popular in new developments today. The amendments requested in Resolution 20-120, will allow our company even more flexibility to plan a development that can incorporate an even wider range of uses to support workforce housing which Honolulu really needs with a range of services, as well as development of an elder care component, either day-time or full-time, for kupuna. Done properly, our workforce living at Liliha Square may not need to make a choice between working or taking full-time care of their loved ones.

This vision fits squarely with what historic Liliha has always been... a community of multi –generational, working families. Immigrant families began their new lives in the Liliha area, creating much of what is seen today in the diversity of Chinatown, Liliha and Kalihi...a mix of businesses and families ranging from the infants to the kupuna, all in mutual support of each other.

That community still thrives today in various forms, but providing workforce housing, with designs expanded to meet the competing needs faced by working families, such as senior housing, is desperately needed. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD-1, so that we can do our part to help build successful, strong communities into the future. Thank you for this opportunity to testify.

August 10, 2020

The Honorable Ikaika Anderson, Chair
and Council Members
Honolulu City Council
530 S. King St., 3rd floor
Honolulu, HI 96813

Dear Chair Anderson and Council Members:

Re: Resolution 20-120, CD1 Amending the Downtown Neighborhood Transit-Oriented
Development Plan

My name is David Chan, and I have a business, the Nice Day Chinese Restaurant, located in the Liliha Square Shopping Center. I strongly support Resolution 20-120, CD1, which will be before you on Wednesday, August 12, 2020.

We really need affordable workforce and senior housing to help with the housing shortage that we face today. The Liliha/Palama area sits on the edge of Downtown Honolulu. The rail system, and a renewed and refreshed Mayor Wright housing project, bring opportunities for all of us that live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments is exciting and brings a sense of a new beginning for all of us. The Liliha/Palama area has always been the backbone of industry, providing workers for the downtown area, and in the Iwilei, Kalihi areas, such as the old cannery.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing.

Thank you for this opportunity to testify.

David Chan
one_redtiger@hotmail.com
(808) 675-1606

August 10, 2020

The Honorable Ikaika Anderson, Chair
and Council Members
Honolulu City Council
530 S. King St., 3rd floor
Honolulu, HI 96813

Dear Chair Anderson and Council Members:

Re: Resolution 20-120, CD1 Amending the Downtown Neighborhood Transit-Oriented
Development Plan

My name is Neal J. Shikuma, M.D., F.A.C.C. I am a board-certified cardiologist and maintain a practice in the Liliha Square Shopping Center. I understand that on August 12, 2020 the Council will be considering Resolution 20-120, CD1, which will have the effect of encouraging more development of workforce and elderly housing in the Liliha/Palama area. As such please accept my testimony that I strongly support Resolution 20-120, CD1.

More affordable workforce and senior housing in Honolulu is sorely needed to help with the housing shortage that we face today. This is especially true in areas like the Liliha/Palama area, which sits on the edge of Downtown Honolulu and will be benefitted so much by a rail system that will provide more opportunities for residents who live and work in the area.

With the pandemic that has affected all of us, allowing the developers of these project areas to begin to look at new developments in the urban core. Neighborhoods like the Liliha/Palama area, by being able to provide workers for the downtown area, have always been part of the backbone of industry in Honolulu.

I look forward this council having the foresight to look at these projects and know that we all are looking towards the future that includes more housing opportunities for our workers and kupuna.

Thank you for this opportunity to testify.

Neal J. Shikuma, M.D., F.A.C.C.
hcardio@aol.com
(808) 258-6325

August 10, 2020

The Honorable Ikaika Anderson, Chair
and Council Members
Honolulu City Council
530 S. King St., 3rd floor
Honolulu, HI 96813

Dear Chair Anderson and Council Members:

Re: Resolution 20-120, CD1 Amending the Downtown Neighborhood Transit-Oriented
Development Plan

My name is Donna Fayloga, and I strongly support Resolution 20-120, CD1 which will be before you on August 12, 2020. The Resolution will allow the planning for more workforce and senior housing to be built in the Liliha/Palama area

We really need workforce and senior housing in Honolulu. I have a business, the Subway Restaurant, located in the Liliha Square Shopping Center. When Liliha Square was built, it was one of the very first retail/commercial/residential buildings in Honolulu. It was really ahead of its time. The new buildings coming up now, especially in Kakaako all feature the very same services that are featured in our building – restaurants, grocery, etc.

We provide services to people in our building as well as to the larger Liliha/Palama community. With rail coming into our community, this resolution provides an opportunity to plan for the future.

Thank you for this opportunity to testify.

Donna Fayloga
donnafayloga@yahoo.com
(808) 295-3524



111 S. King Street August 17, 2020

Suite 170

Honolulu, HI 96813

808.523.5866

www.g70.design

The Honorable Ikaika Anderson, Chair
And Council Members
Honolulu City Council
530 S. King St., 2nd Floor
Honolulu, HI 96813

**Subject: Support for Resolution 20-120 CD1 - Amending the Downtown
Neighborhood Transit-Oriented Development Plan**
Douglas Emmett Waena Apartments TMK: (1) 1-7-026:013 and 054

Dear Chair Anderson and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan, including the proposed CD1 amendments.

Douglas Emmett owns the Waena Apartments, a 468-unit community located in the Liliha area. They have been studying the feasibility of redevelopment for adding workforce housing units to this property. We believe Resolution 20-120 will support their ability to advance this important project.

Resolution 20-120 CD1 allows for the future planning and redevelopment of the Liliha area by allowing height densities of up to four hundred feet for two properties and increases the density from an FAR of 1.9 to an FAR of 4.5. If passed, this resolution will allow planning and redevelopment for additional workforce housing at Waea Apartments. This project will complement the redevelopment of Mayor Wright Housing and Palama Settlement. We anticipate these projects will revitalize the Liliha area, creating a diversified neighborhood and rejuvenating the local economy with new housing opportunities for working families.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets provides better access to the transit station, and better connects the area to the waterfront and to Downtown.

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ARCHITECTURE // CIVIL ENGINEERING // INTERIOR DESIGN // PLANNING & ENVIRONMENT

Chair Ron Menor and Councilmembers
On Behalf of Douglas Emmett – Support for Resolution 20-120 CD1
August 17, 2020
Page 2 of 2

Looking toward the future potential with the passage of Resolution 20-120 CD1, the owners of the Waena Apartments are very supportive of the City's vision and long-range planning for transit-oriented development. Their properties lie at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, these Liliha lands must tie together and revitalize these areas.

Plans are to renew and enhance these properties under the amended TOD provisions with new residences and supporting public spaces. With increased building heights and density provided by this Resolution, the future urban design context of this Liliha area will evolve with activated streetscapes, public spaces, landscape and supportive elements for multi-modal transportation including bus, pedestrians and bicyclists.

The workforce population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD1, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)

A handwritten signature in black ink, appearing to read "Jeffrey H. Overton".

Jeffrey H. Overton, AICP, LEED-AP
Principal



111 S. King Street August 17, 2020

Suite 170

Honolulu, HI 96813

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The Honorable Ikaika Anderson, Chair
And Council Members
Honolulu City Council
530 S. King St., 2nd Floor
Honolulu, HI 96813

**Subject: Support for Resolution 20-120 CD1 - Amending the Downtown
Neighborhood Transit-Oriented Development Plan
Liliha Square TMK: (1) 1-7-023:008**

Dear Chair Anderson and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan, including the proposed CD1 amendments.

Liliha Square Shopping Center is part of the mixed use Liliha Square condominium complex located on at the mauka-Diamond Head corner of Liliha Street and Vineyard Boulevard (TMK: (1) 1-7-023:008). The property was developed in the early 1970's as a mixed-use development of residential and commercial uses.

The owners are considering future planning and redevelopment of their Liliha properties with the potential for increased height (400 ft) and density. The amendments included in Resolution 20-120 CD1, will allow the owners the flexibility to plan a development to incorporate a wider range of uses to support workforce housing, including an elder care component. This vision fits squarely with Liliha's history as a community of multi-generational working families. Many immigrant families began their lives in the Liliha area, creating the diversity of Chinatown, Liliha and Kalihi.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets provides better access to the transit station, and better connects the area to the waterfront and to Downtown.

Committee Chair Ron Menor and Councilmembers
On Behalf of Liliha Square - Support for Resolution 20-120 CD1
August 17, 2020
Page 2 of 2

Looking toward the future potential with the passage of Resolution 20-120 CD1, the owners of the Liliha Square Shopping Center and condominium complex are very supportive of the City's vision and long-range planning for transit-oriented development. Their property lies at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, the Liliha Square lands must tie together and revitalize these areas.

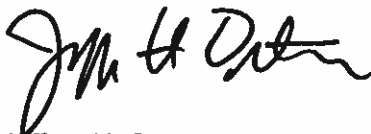
Plans are to renew and enhance the Liliha Square property under the amended TOD provisions with new residences, and the continued improvement of their existing community-scale shopping center which provides essential grocery, retail, restaurants and services. With the increased building heights and added density provided with this Resolution, the future urban design context of Liliha Square will evolve into an activated streetscape, including public spaces, landscape and supportive elements for multi-modal transportation by bus, pedestrians and bicyclists.

Of greatest importance for our community, Liliha Square is proposing the creation of a significant scale affordable senior housing development, which is desperately needed in the Liliha area. Our community's senior population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD1, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)



Jeffrey H. Overton, AICP, LEED-AP
Principal

From: CLK Council Info
Sent: Tuesday, August 18, 2020 2:14 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name janice owens
Phone 8083193921
Email jayjayinhawaii@gmail.com
Meeting Date 08-19-2020
Council/PH Committee Council
Agenda Item community hearing
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? Yes

Written
Testimony

Dear Chair-person My Janice Owens I am a retired community volunteer serving in the Downtown Chinatown Community for several years. I have been violently assaulted by the homeless population numerous times, also put TRO's on several of them, verbally harassed daily because i no-longer serve them. I agree with the community enough is enough, and every quoted from the minutes DOWNTOWN-CHINATOWN NEIGHBORHOOD

• Community-Wide Protest Keeps Homeless Facility Out of Chinatown: Chinatown citizens learned from a Star Advertiser article dated 14 May that the City had granted IHS \$2.6 million in CARES funding to buy the 3-story building at 65 No. Beretania and turn it into a homeless service center. The response from lawmakers, merchants, residents, property owners, and cultural societies was immediate and 100% opposed. Today, 2 June, the City and IHS announced that they were shelving the project. We thank both entities for truly hearing the community this time. We feel that while IHS's homeless outreach services are badly needed, Chinatown is the wrong site for yet another homeless facility, especially another one that stresses engagement over enforcement. These past years, the influx of homeless people, attracted and enabled by River of Life, Safe Haven, Housing First, liquor stores and the drug trade, has caused immeasurable harm to Chinatown. We cannot keep waiting patiently for service-resistant mentally ill addicts to decide to change their lives. Bringing them to our densely populated, culturally

significant live/work neighborhood was, is and always will be a bad idea. The City has invested tens of millions of dollars to create a homeless navigation hub in Iwilei. At Pūnāwai, the 3 upper floors are planned for coordinated homeless services but are still not operational. We urge the City to finish Pūnāwai and other Iwilei projects so Chinatown homeless can receive needed services in a far more appropriate setting.

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67